

EXHIBIT 1

AN 8.979 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JANIE K. WARD, TRUSTEE OF THE JERRY L. WARD 2012 IRREVOCABLE TRUST, RECORDED IN DOCUMENT NO. 20131846 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND IN DEED TO JANIE K. WARD, HAROLD L. WARD, AND JENNIFER R. WARD, RECORDED IN DOCUMENT NO. 20081272 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTHEAST 1/4, FROM WHICH THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST, A DISTANCE OF 18.77 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 22 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.03 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 06 MINUTES 58 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 2,559.50 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 103 AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 11 SECONDS, A RADIUS OF 6,125.27 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 41 MINUTES 54 SECONDS EAST, 151.76 FEET;

THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 151.77 FEET TO A POINT FOR CORNER;

THENCE NORTH 84 DEGREES 01 MINUTES 04 SECONDS EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1.53 FEET TO A POINT FOR CORNER;

THENCE SOUTH 07 DEGREES 15 MINUTES 00 SECONDS WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 18.84 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 06 MINUTES 58 SECONDS WEST, A DISTANCE OF 2,597.66 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 391,144 SQUARE FEET OR 8.979 ACRES OF LAND, MORE OR LESS.

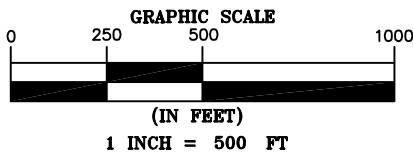
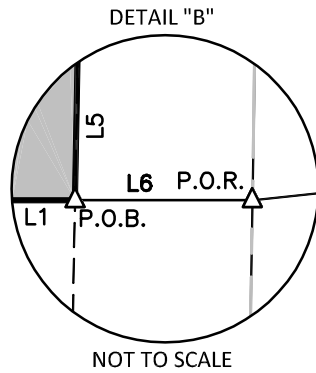
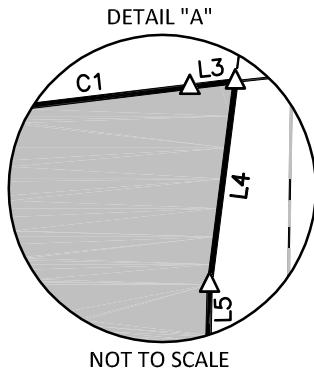


EXHIBIT B 1
(The Wards)

ATXI Exhibit 2.3
Part F
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SECTION 33
TOWNSHIP 1N
RANGE 1W

PROPOSED 150'
WIDE EASEMENT
8.979 ACRES
(391,144 S.F.)

JANIE K. WARD,
TRUSTEE OF THE
JERRY L. WARD
2012 IRREVOCABLE TRUST
DOCUMENT NO. 20131846
D.R.S.C.I.
AND
JANIE K. WARD,
HAROLD L. WARD
AND JENNIFER R. WARD
DOCUMENT NO. 20081272
D.R.S.C.I.
A_ILRP_MI_SC_023

TRACT 5
GERALD L. KORSMEYER
AND JANE D. KORSMEYER,
CO-TRUSTEES OF THE
KORSMEYER FAMILY FARM TRUST
DOCUMENT NO. 20121803
D.R.S.C.I.
A_ILRP_MI_SC_024

CHARLES WILLIAM BRUTLAG, TRUSTEE OF THE SUSAN
DOWNING BRUTLAG TRUST
DOCUMENT NO. 271679
AND
TRACT 2
LACEY LEA DOWNING
DOCUMENT NO. 20130720
AND
KATHY ANANE A.K.A. KATHRYN DOWNING ANANE
BOOK 372, PAGE 269
D.R.S.C.I.
AND
TRACT 12
MARGARET S. DOWNING TRUST
PROBATE NO. 70-P-75
P.R.S.C.I.
A_ILRP_MI_SC_022

LINE TABLE		
NUMBER	BEARING	DISTANCE
L???	N84°01'04"E	1.53
L1	N89°59'22"W	150.03
L2	N01°06'58"E	2599.50
L4	S07°15'00"W	18.84
L5	S01°06'58"W	2597.66
L6	S89°59'22"E	18.77

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°25'11"	6125.27	151.77	N83°41'54"E	151.76

LEGEND

D.R.S.C.I. DEED RECORDS
SCHUYLER COUNTY, ILLINOIS

P.R.S.C.I. PROBATE RECORDS
SCHUYLER COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING

P.O.R. POINT OF REFERENCE

△ CALCULATED POINT

--- SECTION LINE (APPROXIMATE)

--- PROPERTY LINE (APPROXIMATE)

--- PROPOSED EASEMENT CENTERLINE

--- PROPOSED EASEMENT

NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/16/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_MI_SC_023
DRAWN BY: LCA



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE 4TH PRINCIPAL MERIDIAN
SCHUYLER COUNTY, ILLINOIS

A_ILRP_MI_SC_023_POE_R6.DWG

**Appendix B
(The Wards)**

EXHIBIT 1

A 4.743 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JERRY L. WARD AND JANIE K. WARD, RECORDED IN BOOK 129, PAGE 231 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

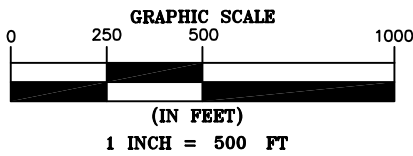
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4;

THENCE NORTH 00 DEGREES 32 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2,757.60 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4;

THENCE NORTH 88 DEGREES 28 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 75.05 FEET TO A POINT FOR CORNER;

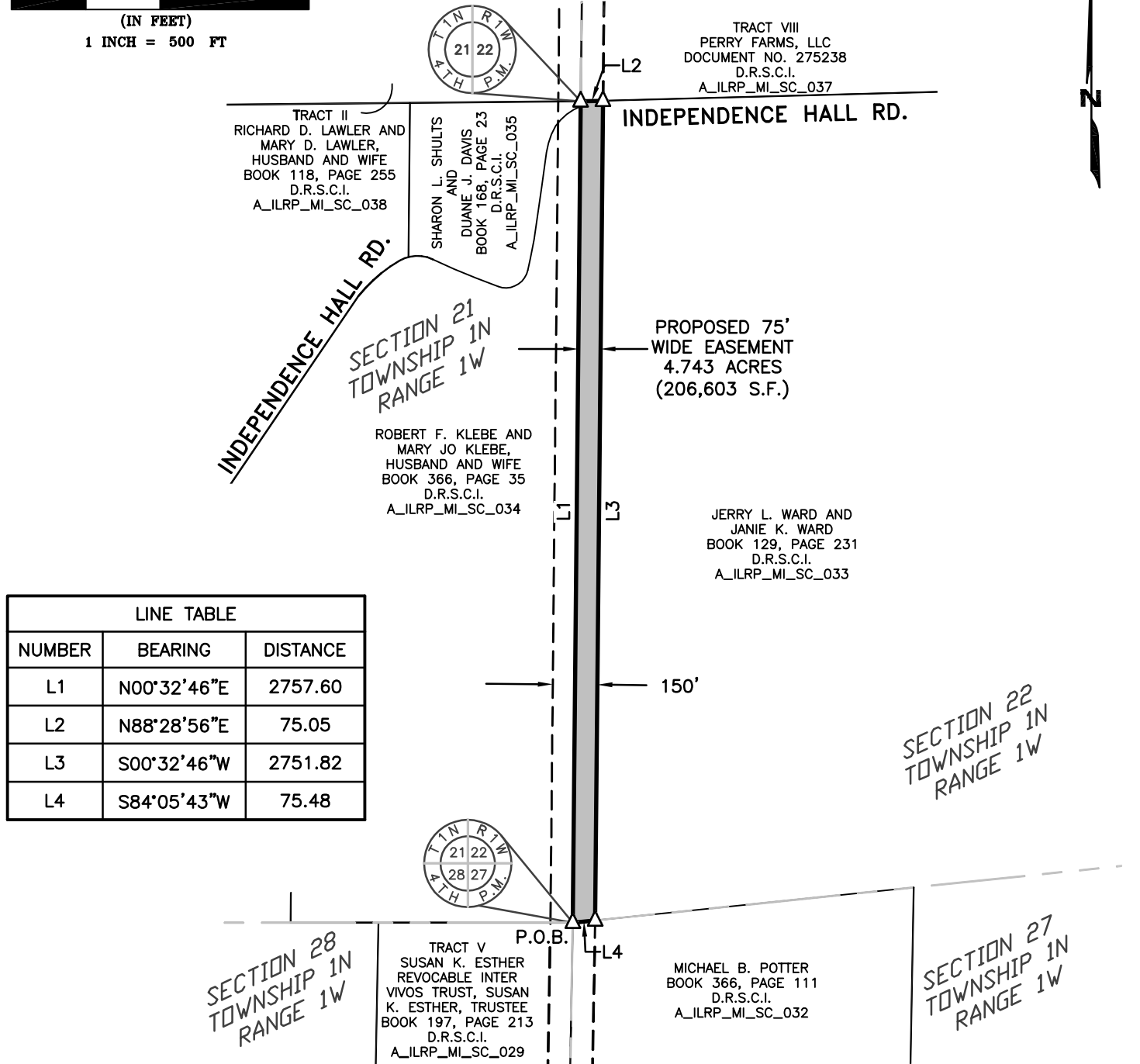
THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 2,751.82 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID SOUTHWEST 1/4;

THENCE SOUTH 84 DEGREES 05 MINUTES 43 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 75.48 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 206,603 SQUARE FEET OR 4.743 ACRES OF LAND, MORE OR LESS.



ATTACHMENT B 1
(The Wards)

ATXI Exhibit 2.3
Part F
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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°32'46"E	2757.60
L2	N88°28'56"E	75.05
L3	S00°32'46"W	2751.82
L4	S84°05'43"W	75.48

LEGEND

D.R.S.C.I.	DEED RECORDS
P.O.B.	SCHUYLER COUNTY, ILLINOIS
△	POINT OF BEGINNING
---	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

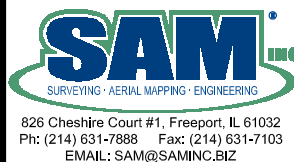
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3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/24/2013
SCALE: 1"=500'
TRACT ID: A_ILRP_MI_SC_033
DRAWN BY: NAS



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE 4TH PRINCIPAL MERIDIAN
SCHUYLER COUNTY, ILLINOIS

A_ILRP_MI_SC_033_POE.DWG

**Appendix B
(The Wards)**

EXHIBIT 1

A 9.000 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO JERRY L. WARD AND JANIE K. WARD, HUSBAND AND WIFE, AND HAROLD WARD, RECORDED IN VOLUME 29, PAGE 311 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTHWEST 1/4, AT A COMMON CORNER OF SAID TRACT 3 AND A TRACT OF LAND DESCRIBED IN DEED TO WILLIAM DALE ROOT AND MARY ELLEN ROOT, HUSBAND AND WIFE, RECORDED IN BOOK 211, PAGE 125 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 01 DEGREES 00 MINUTES 43 SECONDS WEST, A DISTANCE OF 333.10 FEET;

THENCE NORTH 01 DEGREES 00 MINUTES 44 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 150.05 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 29 MINUTES 15 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,613.16 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHWEST 1/4;

THENCE SOUTH 00 DEGREES 43 MINUTES 59 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 150.04 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 29 MINUTES 15 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,613.90 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 392,029 SQUARE FEET OR 9.000 ACRES OF LAND, MORE OR LESS.

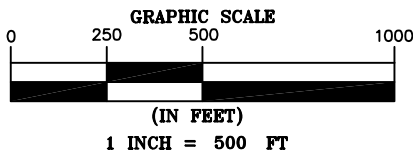
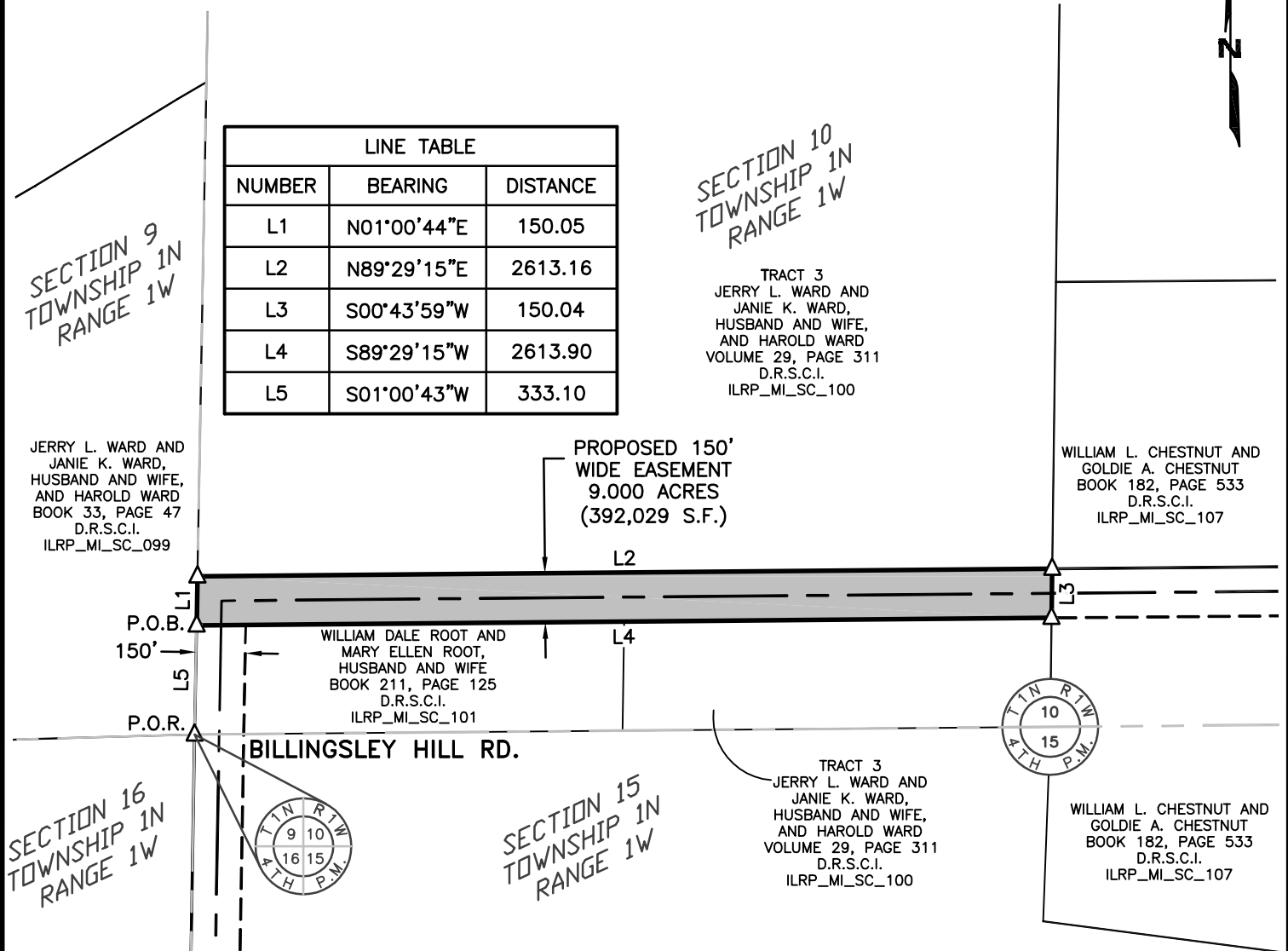


EXHIBIT B 1
(The Wards)

ATXI Exhibit 2.3
Part F
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LEGEND

D.R.S.C.I.	DEED RECORDS
P.O.B.	SCHUYLER COUNTY, ILLINOIS
P.O.R.	POINT OF BEGINNING
△	POINT OF REFERENCE
— — — — —	CALCULATED POINT
— — — — —	SECTION LINE (APPROXIMATE)
— — — — —	PROPERTY LINE (APPROXIMATE)
— — — — —	PROPOSED EASEMENT CENTERLINE
— — — — —	PROPOSED EASEMENT

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STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/03/2013
SCALE: 1" = 500'
TRACT ID: ILRP_MI_SC_100
DRAWN BY: JDJ



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE 4TH PRINCIPAL MERIDIAN
SCHUYLER COUNTY, ILLINOIS

ILRP_MI_SC_100_POE.DWG